

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL
OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND LICENSE FOR EARLY ENTRY
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Concord Houses Associates has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels RC-4 and RC-5 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Concord Houses Associates be and hereby is finally designated as Redeveloper of Parcels RC-4 and RC-5 in the South End Urban Renewal Area.
2. That it is hereby determined that Concord Houses Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Concord Houses Associates for the development of Parcels RC-4 and RC-5 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels RC-4 and RC-5 to Concord Houses Associates, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

8. That the Executive Director is hereby authorized to execute a License for early entry with Concord Houses Associates with regard to Parcels RC-4 and RC-5, said license to be in is an appropriate form and provide for necessity indemnification and insurance, with the Authority named as co-insured.



MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56 FINAL DESIGNATION
OF REDEVELOPER, APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND LICENSE
FOR EARLY ENTRY
DISPOSITION PARCELS RC-4 AND RC-5

On December 2, 1971, the Authority tentatively designated Housing Innovations, Inc., as Redeveloper of Parcels RC-4 and RC-5 in the South End. These parcels are located on Tremont Street at the intersections of Worcester Street and Concord Square. Parcel RC-4 contains approximately 15,000 square feet and Parcel RC-5 contains approximately 45,000 square feet.

During the submission processing through HUD and MHFA there were changes made in Housing Innovations, Inc.'s proposal in order to make the development feasible and eligible for funding.

The proposal now calls for two 7 story buildings, one on each site. Parcel RC-4 will contain 92 units of which the primary unit makeup will be geared for elderly housing. Parcel RC-5 will contain 89 units of which 64 units will be one-bedroom, 20 units two-bedroom and 5 units multi-bedroom. The proposal has been approved by MHFA in this form and a commitment for construction term and permanent financing has been issued in the amount of Four Million Five hundred and Eighty-Five Thousand, Three hundred and Twenty-Four Dollars (\$4,585,324.00)

Housing Innovations, Inc., has previously submitted and received approval from the Authority to construct this Project under Chapter 121A as a Limited Partnership, Concord Houses Associates.

The Final Working Drawings and Specifications have been reviewed by the Urban Design Department of the Authority and have been approved.

Due to escalating construction costs it is also appropriate that the Developer obtain authorization for earlier entry so that site preparation and foundation work can commence, if necessary, prior to closing. The Authority will, of course, be properly indemnified.

It is therefore recommended that the Authority finally designate Concord Houses Associates as Redeveloper of Disposition Parcels RC-4 and RC-5, approve the Final Working Drawings and Specifications, and authorize the Executive Director to extend an appropriate license for early entry.

An appropriate Resolution is attached.

